

IN RE: PETITION FOR ADMIN. VARIANCE
NW/S Blue Coat Court, 425' NW of the
c/l High Button Court
(3505 Blue Coat Court)
11th Election District
6th Councilmanic District

Timothy J. Strott, et ux
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 99-203-A

*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner for consideration of a Petition for Administrative Variance filed by the owners of the subject property, Timothy J. and Elizabeth A. Strott. The Petitioners seek relief from Section 1B02.3.B (Section 1B01.2.C.4, Bill 100 1970) of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a rear yard setback of 20 feet in lieu of the required 35 feet for a proposed addition, and to amend the Second Amended Final Development Plan of Harmony Hills, Lot 21, thereof, accordingly. The subject property and relief sought are more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioner's Exhibit 1.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. The subject property having been posted and there being no requests for a public hearing, a decision shall be rendered based upon the documentation contained within the case file. Based upon the information available, there is no evidence in the file to indicate that the requested variances would adversely affect the health, safety or general welfare of the surrounding community and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, pictures, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

ORDER RECEIVED FOR FILING

Date

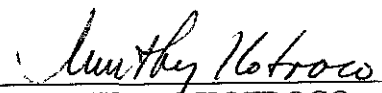
By

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the B.C.Z.R. having been met, and for the reasons set forth above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 9th day of Dec, 1998 that the Petition for Administrative Variance seeking relief from Section 1B02.3.B (Section 1B01.2.C.4, Bill 100 1970) of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a rear yard setback of 20 feet in lieu of the required 35 feet for a proposed addition, and to amend the Second Amended Final Development Plan of Harmony Hills, Lot 21, thereof, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.

TMK:bjs


TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

ORDER RECEIVED FOR FILING
Date 12/9/98
By [Signature]



Baltimore County
Zoning Commissioner
Office of Planning

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386

December 9, 1998

Mr. & Mrs. Timothy J. Strott
3505 Blue Coat Court
Baltimore, Maryland 21236

RE: PETITION FOR ADMINISTRATIVE VARIANCE
NW/S Blue Coat Court, 425' NW of the c/l of High Button Court
(3505 Blue Coat Court)
11th Election District – 6th Councilmanic District
Timothy J. Strott, et ux – Petitioners
Case No. 99-203-A

Dear Mr. & Mrs. Strott:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in black ink, reading "Timothy Kotroco".

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: Mr. Louis A. Hogan
2708 Leppo Lane, Finksburg, Md. 21048

People's Counsel; Case File





Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 3505 Blue Coat Rd
which is presently zoned DR 5.5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1802.3.B. (1801.2.C. 4. B100, 1970)

to permit Building an addition on an existing home with a rear set back of
20'-0" in leav of the 35' ~~amended~~ ^{AND TO AMEND} to the 2nd Development plan of Harmony Hills.
^{AMENDED FINAL.}

* FOR LOT 21

LAH

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

Legal Owner(s):

Name - Type or Print

Signature

Name - Type or Print

Signature

Address

City

State

Zip Code

Representative to be Contacted:

Name

Address

City

State

Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this day of _____ that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

Reviewed By JLL

Date 11/12/98

Estimated Posting Date 11/22/98

CASE NO. 99-203-A

Date 11/15/98

ORDER RECEIVED FOR FILING

Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 3505 Blue Coat Court Road
Address
Carney/Baltimore MD 21236
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):

we are the owners at 3505 Blue Coat CourtRD and due to our growing Family, existing space has become limited. Family room space has become limited along with available storage. The shape of the lot prevents us from having meet the Zoning Requirements of a rear set Back Restriction. There is no other logical place to put the 12x12 Family storage room without the variance. Further Improvements could not be made without the exception. Said variances will not result in any detriment to health, safety & general welfare.

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Signature

TIMOTHY J. STROTT

Name - Type or Print

Signature

ELIZABETH A. STROTT

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 4th day of November, 1998, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

TIMOTHY STROTT AND ELIZABETH STROTT

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal

Date

11-4-98



Commission Expires 5-1-99

Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 3505 Blue Coat Court Road
Address
Baltimore MD 21236
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):

we are the owners at 3505 Blue Coat Court and due to our growing family existing space has become limited. Family room space has become limited along with available storage. The space of the lot prevents us from having meet the zoning requirements of a rear set back restriction. There is no other logical place to position a 12 x 12 family/storage room without the variance. Further improvements cannot be made without the exception. Said variance's will not result in any detriment to health, safety & general welfare.

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

[Signature]
Signature
TIMOTHY J. STROTT
Name - Type or Print

[Signature]
Signature
ELIZABETH A. STROTT
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

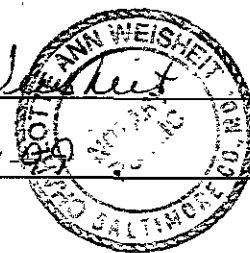
I HEREBY CERTIFY, this 4th day of November, 1998, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

TIMOTHY STROTT AND ELIZABETH STROTT
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal

11-16-98
Date

[Signature]
Notary Public
My Commission Expires 5-1-99





Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 3505 Bluecoat Court Rd.
which is presently zoned DR 5.5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1802-3 B. (Bol. 2.c.4. Bill 100, 1970)

to permit a Building an addition on an existing House with a rear set Back
of 20'-0" in lieu of the 35'-0" ^{AND TO AMEND} ~~amended~~ to the 2nd Development Plan of
Harmony Hills For Lot 21 Amended Final

LAH

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

Legal Owner(s):

X TIMOTHY J. STROTT

Name - Type or Print

Signature

X ELIZABETH A. STROTT

Name - Type or Print

X Elizabeth A. Strott

Signature

3505 Blue Coat Court Rd 410-256-1308

Address

Baltimore MD

21236

City

State

Zip Code

Representative to be Contacted:

Lou Hogan

Name

2708 Leppo Lane

410-840-8879

Address

Finksburg MD

21048

City

State

Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this _____ day of _____, that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

CASE NO. 99-203-A

Reviewed By _____

Date _____

REV 9/15/98

Estimated Posting Date _____

203

Zoning Description For 3505 Blue Coat Court

Beginning at a point on the North ^{west} side of Blue Coat Court which is 24'-8" wide at a distance of 425'-0" ^{Northwest} ~~South~~ of the centerline of the nearest improved intersecting street **High Button Court** which is 50 feet wide. Being Lot # 30 Section 2 in the subdivision of **Harmony Hills** as recorded in Baltimore County Plat book # 59, Folio #107 containing 7469 Square feet. Also known as 3505 Blue Coat Court located in the 11th Election District, 6th Councilmanic District.

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 060745

DATE 11/12/98 ACCOUNT R0016150

AMOUNT \$ 100.00

RECEIVED FROM: HOGAN

FOR: RV FILING + AMEND FDP.

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT
PROCESS ACTUAL TIME
11/12/1998 11/12/1998 11:41:48
REQ. MON. CASHIER LGMT LRS DRAWN
S HIBDELLAWNE CASH RECEIPT
Receipt # 063197
OR. NO. 060745
100.00 DEDUCT: 0.00
Baltimore County, Maryland

CASHIER'S VALIDATION

99-203-A

99-203-A

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 99- 203 -A Address 3505 BLUE COAT RD
Contact Person: JOHN LEWIS Phone Number: 410-887-3391
Planner, Please Print Your Name
Filing Date: 11/12/98 Posting Date: 11/22/98 Closing Date: 12/7/98

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

1. **POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
2. **DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
3. **ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days of the closing date) as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
4. **POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

Petitioner: This Part of the Form is for the Sign Poster Only

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 99- 203 -A Address 3505 BLUE COAT RD.
Petitioner's Name TIM + ELIZABETH STOTT Telephone 410 256 1308
Posting Date: 11/22/98 Closing Date: 12/7/98
Wording for Sign: To Permit AN ADDITION ON AN EXISTING HOME WITH A REAR
SETBACK OF 20 FT. IN LIEU OF 35 FT. AND TO AMEND THE 2ND AMENDED
FINAL DEVELOPMENT PLAN OF HARMONY HILLS FOR LOT #21

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 203
Petitioner: ~~Louis A. Hagan~~ TIM & ELIZABETH STROTT
Address or Location: 3505 Blue Coat Road

PLEASE FORWARD ADVERTISING BILL TO:

Name: Louis A. Hagan
Address: 2708 Leppo Lane
Finksburg MD 21048
Telephone Number: 410-840-8879

Revised 2/20/98 - SCJ

99-203-A



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

December 7, 1998

Mr. Louis A. Hoyan
2708 Leppo Lane
Finksburg, MD 21048

RE: Item No.: 203
Case No.: 99-203-A
Location: 3505 Blue Coat Road

Dear Mr. Hoyan:

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM), on November 12, 1998.

The Zoning Advisory Committee (ZAC), which consists of representatives from several Baltimore County approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency.

Very truly yours,

A handwritten signature in cursive script, reading "W. Carl Richards, Jr.", followed by a stylized flourish.

W. Carl Richards, Jr.
Zoning Supervisor
Zoning Review

WCR:ggs

Enclosures

Come visit the County's Website at www.co.ba.md.us



BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: December 7, 1998
Permits and Development Management

FROM: R. Bruce Seeley, Project Manager *rm*
Development Coordination
DEPRM

SUBJECT: Zoning Advisory Committee

Distribution Meeting Date: November 23, 1998

The Department of Environmental Protection and Resource Management has
no comments for the following Zoning Advisory Committee Items:

Item #'s: 198
200
201
202
203

If there are any questions regarding these items, please contact me at ext. 5859.



Baltimore County
Fire Department

Office of the Fire Marshal
700 East Joppa Road
Towson, Maryland 21286-5500
(410)887-4880

November 29, 1998

Arnold Jablon, Director
Zoning Administration and Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF November 23, 1998

Item No.: See Below

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

196, 197, 198, (203), 204, and 205

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File





Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

David L. Winstead
Secretary

Parker F. Williams
Administrator

Date: 11.20.92

Ms. Gwen Stephens
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Lanham, Maryland 21204

RE: Baltimore County
Item No. 203 JLC

Dear Ms Stephens:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

/s/ Michael M. Lenhart, Acting Chief
Engineering Access Permits Division

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

Clear 12/7

TO: Arnold Jablon, Director
Department of Permits & Development
Management

Date: December 8, 1998

FROM: *RWB* Robert W. Bowling, Supervisor
Bureau of Developer's Plans Review

SUBJECT: Zoning Advisory Committee Meeting
for November 30, 1998
Items Nos. 198, 201, 202 and (203)

The Bureau of Developer's Plans Review has reviewed the subject zoning items, and we have no comment.

RWB:HJO:cab

cc: File

ZONE1130.NOC

203

Michael Smith
3502 Blue Coat Court RD,
Lot # 20
Tax ID # 19-00-006441

Reference to 3505 Blue Coat Court:

I Michael Smith have to objections allowing the rear set back change from 35 feet ammended to 20 feet. The said set back change is to allow an addition on the rear of the existing house at 3505 Blue Coat Court.

Michael Smith

Signature:

A handwritten signature in cursive script, appearing to read "Michael Smith", written over a horizontal line.

99-203-A

203
Walter Wierzchowski
3507 BlueCoat Court RD,
Lot # 22
Tax ID # 19-00-006443

Reference to 3505 Blue Coat Court:

I Walter Wierzchowski have to objections allowing the rear set back change from 35 feet ammended to 20 feet. The said set back change is to allow an addition on the rear of the existing house at 3505 Blue Coat Court.

Walter Wierzchowski

Signature:

Walter Wierzchowski

99-203-A

I Louis A. Hogg^{LAH} understand ~~the~~ Photo ~~of~~^{for} 203
must be in File ~~before~~^{WELL IN ADVANCE OF} the Date of Review By the

#203

Zoning Commissioner.

John A. Hogg

99-203-A

Plat to accompany Petition for Zoning ☐ Variance ☐ Special Hearing

PROPERTY ADDRESS: 3505 Bluecoat

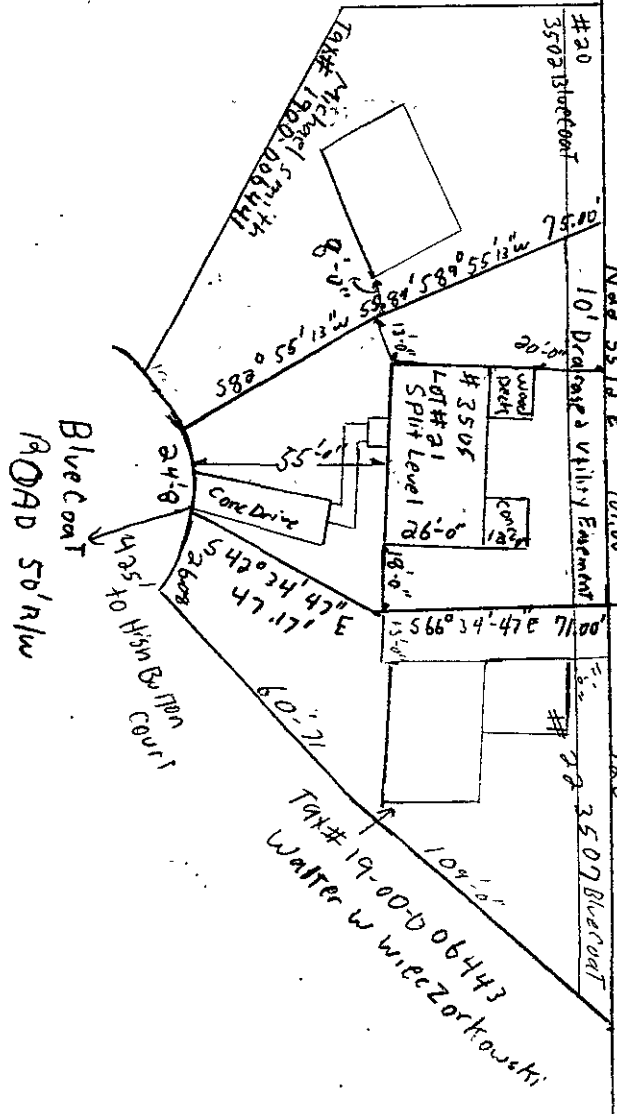
see pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: Harmony Hills

plat book # 39, folio # 137, lot # 21, section # 2

OWNER: Tim & Betty Strott

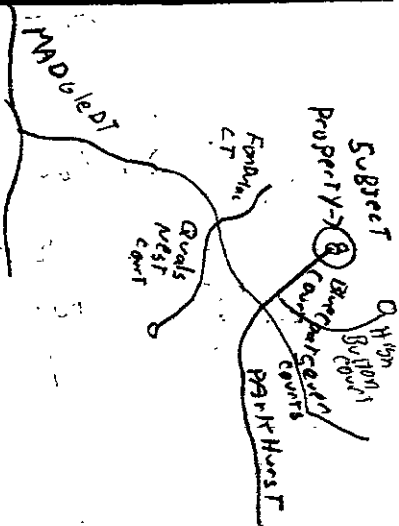
Handwritten signature/initials



North

date: _____
prepared by: _____

Scale of Drawing: 1" = 50'



Vicinity Map
North
Scale: 1" = 1000'

LOCATION INFORMATION

Election District: 11

Councilmanic District: 6

1" = 200' scale map #: NE 11 F

Zoning: DR 5.5

Lot size: 0.17 acreage 7469 square feet

- SEWER: ☒ public ☐ private
WATER: ☒ ☐
Chesapeake Bay Critical Area: ☐ ☒

Prior Zoning Hearings: None

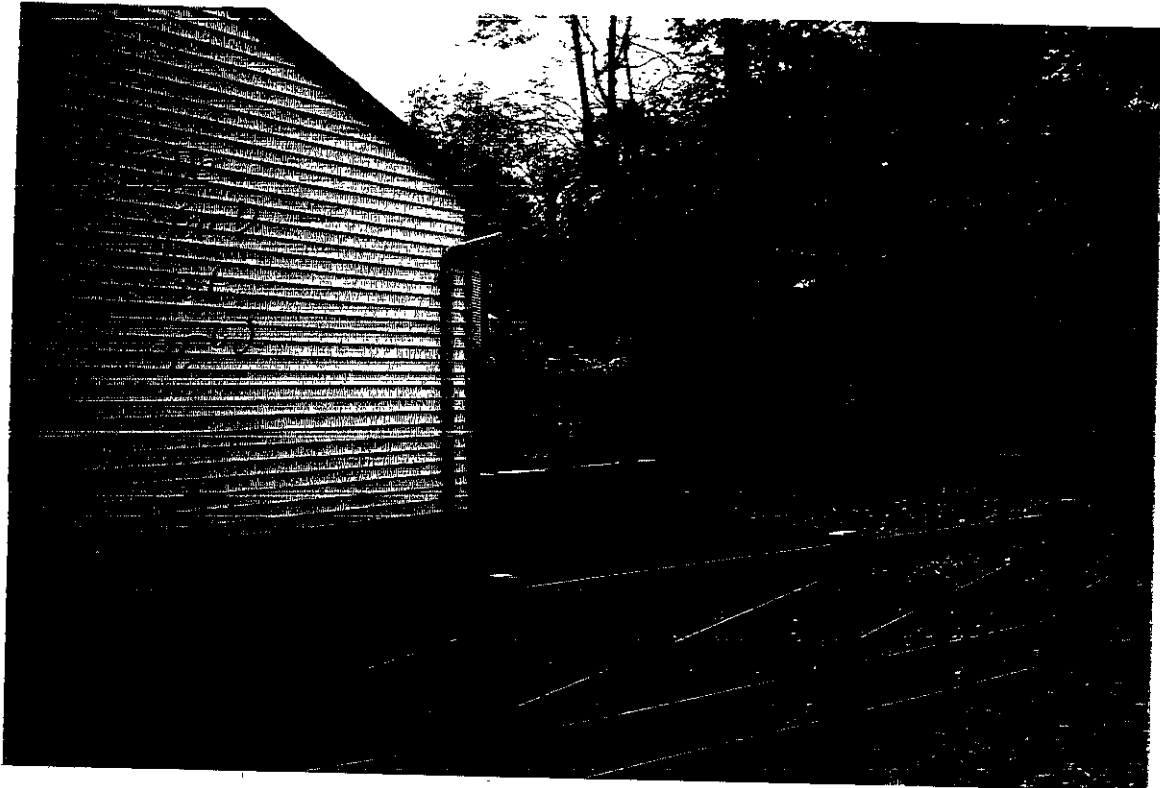
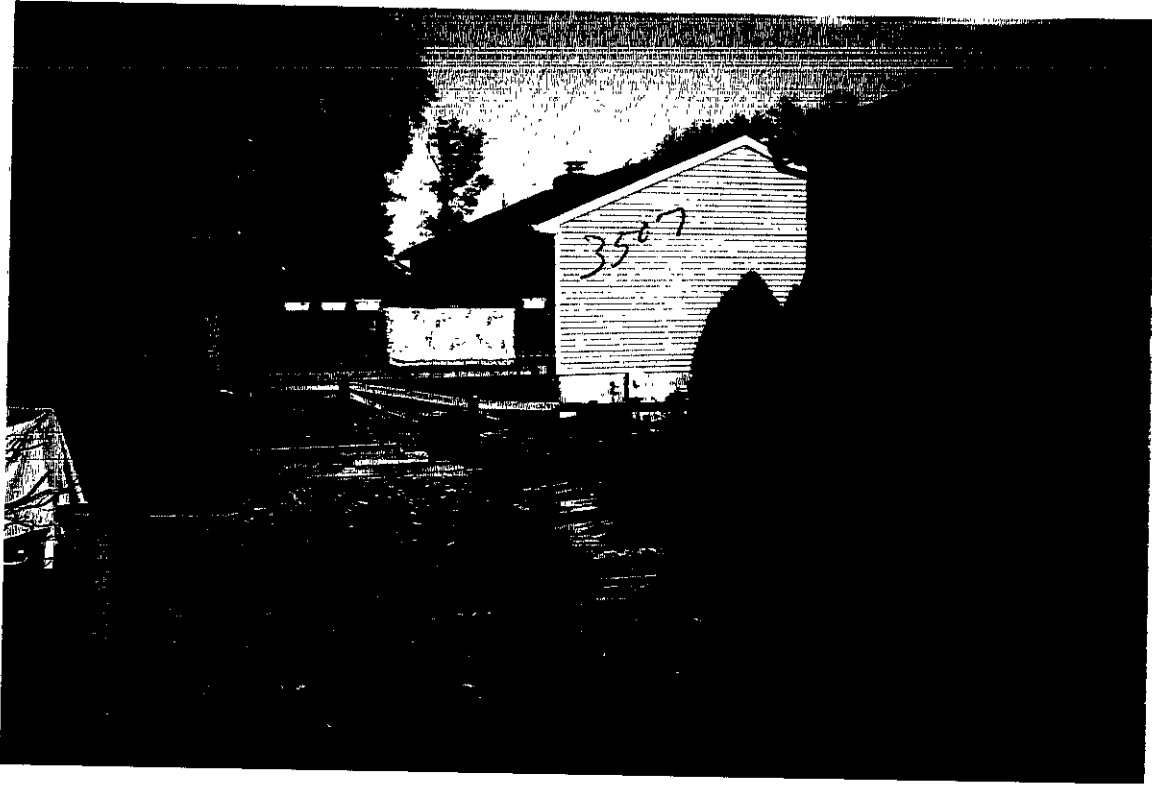
Zoning Office USE ONLY

reviewed by: _____ ITEM #: _____ CASE #: _____

Handwritten initials 'JL' and '203'



99-203-A



99-203-A



99-203-A



44-203-A



SCALE 1" = 200'±	LOCATION 1		SHEET N.E. II-F
CUB HILL CARNEY AREA			
DATE. OF PHOTOGRAPHY JANUARY 1966			

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

q9-203-A

